

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22/5-7 Brindisi Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Mentone

Period - From 01/01/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/80 Collins St MENTONE 3194	\$355,000	08/09/2024
2	308/7 Balcombe Rd MENTONE 3194	\$330,000	02/09/2024
3	3/259 Nepean Hwy PARKDALE 3195	\$330,000	29/08/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/02/2025 12:04

22/5-7 Brindisi Street, Mentone Vic 3194

Amanda Harrison

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 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$340,000 - \$370,000

**Median Unit Price**

Year ending December 2024: \$680,000

## Comparable Properties



**5/80 Collins St MENTONE 3194 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$355,000

**Method:** Private Sale

**Date:** 08/09/2024

**Property Type:** Unit



**308/7 Balcombe Rd MENTONE 3194 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment



**3/259 Nepean Hwy PARKDALE 3195 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$330,000

**Method:** Sold Before Auction

**Date:** 29/08/2024

**Property Type:** Unit

Account - Jellis Craig



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